



City of Santa Barbara California

PLANNING COMMISSION STAFF MEMO

REPORT DATE: June 6, 2005
AGENDA DATE: June 9, 2005
PROJECT ADDRESS: 816 Cacique & 110 S. Quarantina Streets (MST99-00432)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Trish Allen, Associate Planner

I. BACKGROUND

On November 18, 2004, the Planning Commission reviewed and approved amendments to previously approved Conditional Use Permit, Parking Modification, and Coastal Development Permit for the operation of Casa Esperanza. The project amendments involved additional parking spaces and a more specific description of the various program elements provided at Casa Esperanza. The project applicant had requested that the conditions of approval be modified to provide progress reports to the Planning Commission every two years. The Planning Commission requested that a six month progress report be submitted, followed by an annual report in June 2006 and then an extension for reporting every two years would be allowed. (Exhibits A and B, Planning Commission Minutes and Resolution No. 051-04.)

II. DISCUSSION ITEMS

The discussion items raised at the last hearing are addressed in the attached Casa Esperanza 2005 Progress Report, Exhibit C. In short, the Commission requested that the following be monitored and reported: concern about the Transitional Program leaving fewer beds available for those seeking shelter in the emergency winter program; participants opting to leave the Transitional Program during the winter for a free bed; maintaining open communication between the Casa, the community, and immediate business owners; enforcement issues related to the Casa's Code of Conduct; and additional items described in the text of the Progress Report. Some of the issues raised at previous hearings are continually being monitored, such as the breakdown in the total bed count, and continue to be in compliance with the approved permits.

The Casa has found that implementation of the Transitional Program has not impacted the available season shelter, as these participants would have sought winter shelter anyway. The first year that the Transitional Program was in effect, 90% of the participants were retained in the winter months.

Although employee and volunteer counts have at certain times been totaled to 21 individuals rather than 18 identified in the previous amendments described above, the available parking has continued to meet the parking demand, the primary constraint for limiting individuals.

Recently, the applicant indicated to Staff that in the late morning hours, volunteers and staff have totaled 21 individuals. Previously, Transportation Staff determined that the facility's parking demand would be met if there is a parking space available for each volunteer and employee on site at any given time and seven additional spaces for clients. Given the accepted parking demand analysis, the 33 spaces available for parking continue to meet the parking demand.

The Outreach and Clean-up Program continues to grow and is designed to respond to the changing needs. The Milpas Action Task Force (MATF), composed of community members, City and County representatives, and Casa Board and management individuals, has continued to meet on a monthly basis and has taken over the role of the Neighborhood Advisory Committee. The role of the MATF continues to evolve, exploring improved methods of communication.

The Casa has implemented the use of identification cards for all who use the facility and any one component of available services. The cards are used to restrict use of the facility to those who may be persistently violating the law. The identification cards have enabled the Casa to communicate more efficiently with the Police Department.

Please refer to the attachments provided by the applicant for additional program details and monitoring.

III. CONCLUSION

Casa Esperanza continues to respond to the community and area concerns through the Milpas Action Task Force (MATF). In addition, the Casa is in compliance with the previously approved permits. Although the total number of employees and volunteers has exceeded the total of 18 previously identified to a total of 21, the parking demand continues to be met with the 33 parking spaces provided both on and off site. Staff requests that the Planning Commission provide feedback and direction regarding the increased number of employees and volunteers. Several options can be considered by the Planning Commission in addressing this issue such as, determine that the increase of 3 employee/volunteers is in substantial conformance with the intent of the CUP since the parking demand continues to be met, direct the applicant to return for further consideration regarding the increase of staff and volunteers, or restrict the total number of staff and volunteers to the previously approved total of 18.

Staff requests that the Planning Commission comment on the Progress Report and identify additional issue areas that should be addressed in next year's report.

Exhibits:

- A. Planning Commission Minutes dated November 18, 2004
- B. Planning Commission Resolution No. 051-04
- C. Casa Esperanza, June 2005 Progress Report, prepared by Dave Tabor dated May 23, 2005
- D. Summary of Casa Esperanza Action Plan – May 2005 Status
- E. Police Department Status Report, dated May 14, 2005
- F. The Outreach/Street Cleanup Program
- G. Community Kitchen Meals served at Casa Esperanza (November 2004 – April 2005)